



MEMORANDUM

Date: November 23, 2011

To: Jose Ribeiro, Senior Planner

From: Craig Pittman, P.E. – Senior Civil Engineer

Subject: S-0053-2011 Kingsmill RV Storage Lot (Plat)

James City Service Authority has reviewed these plans for general compliance with the JCSA Standards and Specifications, Water Distribution and Sanitary Sewer Systems and has the following comments for the above project you forwarded on November 10, 2011. Quality control and back checking of the plans and calculations for discrepancies, errors, omissions, and conflicts is the sole responsibility of the professional engineer and/or surveyor who has signed, sealed, and dated the plans and calculations. It is the responsibility of the engineer or surveyor to ensure the plans and calculations comply with all governing regulations, standards, and specifications. Before the JCSA can approve these plans for general compliance with the JCSA Standards and Specifications, the following comments must be addressed. We may have additional comments when a revised plan incorporating these comments is submitted.

General Comments:

1. Sign and date all certifications.
2. Add the following note to the plat: "Any existing unused well(s) shall be abandoned in accordance with State Private Well Regulations and James City County Code".
3. Show and label all existing JCSA Utility easements and provide their recordation references. If the proposed easements were not recorded, provide easements as required by the JCSA Design Criteria. Section 2.5. And add the following note: "Easements denoted as "JCSA Utility Easements" are for the exclusive use of the James City Service Authority and the property owner. Other utility service providers desiring to use these easements with the exception of perpendicular utility crossings must obtain authorization for access and use from JCSA and the property owner. Additionally, JCSA shall not be held responsible for any damage to improvements within this easement within this easement, from any cause." There is a JCSA Utility Easement along Wareham's Pond Rd.
4. The plat may need to be revised by the developer if during construction an easement location changes or during review of the record drawings problems or discrepancies are found.

Please call me at 259-5451 if you have any questions or require any additional information.